

Peavey Plaza

Historic Structures Report (HSR) and Existing Conditions Study



Progress Update

March 2016

Purpose of HSR (Historic Structures Report)

- Summarize the historical significance of Peavey Plaza.
- Investigate and clearly describe its existing conditions and the effects those conditions have on its potential revitalization.
- Following the Secretary of the Interior Standards, provide a feasibility study for approaches addressing technical repairs and code compliance.
- Provide cost model for each technical repair and code compliance recommendation.

Scope of Services

Step 1 - Organization / Data Gathering

Step 2 - Information Gathering - Stakeholder Interview

Step 3 - Investigation & Documentation

Step 4 - Testing

Step 5 - Evaluation & Draft
HSR Preparation

Step 6 - Final HSR Preparation



Review of December Update

- Described ongoing existing condition review - documents and physical site conditions
- Shared draft of site development graphics



- Discussed scope and range of testing and testing schedule

Review of January Update

- Draft timeline narrative

Peavey Plaza Timeline DRAFT

- 1957 The Nicollet Avenue Survey Committee issued recommendations for improvements to the avenue. Soon afterwards, there was a proposal to enclose the street to create "Nicollet Plaza".
- 1958 The Downtown Council recruited business leaders and property owners to the new Nicollet Avenue Committee. Per the committee's recommendation, The Downtown Council hired Barton, Aschman Associates who prepared a report outlining five alternatives in June.
- 1961 The Barton Aschman study was refined for the favored concept – converting Nicollet into a pedestrian and transit corridor.
- 1962 Landscape architecture firm Lawrence Halprin and Associates out of San Francisco was engaged to develop plans for a pedestrian mall stretching eight blocks, from Washington Avenue to South Tenth Street.
- 1967 Nicollet Mall opened to the public.¹
- 1972 The Minneapolis Planning Commission amended the city's comprehensive plan to incorporate expansion of the mall another four blocks to the south, from Tenth Street to Grant Street. This expansion included the creation of a gathering space for popular public events on the same block as the new home for the Minnesota Orchestra.
- 1973 Agreements were made between the Minnesota Orchestra Association and the city for the purchase of the Lyceum Theater, formerly known as the Minneapolis Auditorium, located in approximately the same location as the current Orchestra Hall. The former theater building was to be purchased, demolished, and a new hall erected.
- In May, the construction of Orchestra Hall was approved by the city and ground breaking commenced the following month.²
- In October the Peavey Company, a local agricultural business, donated a substantial sum to the funding for the plaza's construction.³
- In December, the city officially selected M. Paul Friedberg's firm, out of New York, to design Peavey Plaza.
- 1974 The Orchestra Association opened the new hall designed by New York Architects Hardy Holzman Pfeiffer and local affiliates Hammel Green and Abrahamson.
- In May, Friedberg's final plans for Peavey Plaza were approved by the city and a formal groundbreaking was held by August 1. Nystrom Constructors was the contractor of record.⁴
- 1975 Construction of Peavey Plaza was completed and dedication in June.
- When construction was complete, the northeast corner near Orchestra Hall, property of the Orchestra Association, remained unfinished. Plans called for the development of a restaurant in that location, however a number of factors forced the abandonment of the plan in 1977.

¹ Minnesota Chapter of the American Society of Landscape Architects, "Peavey Plaza," Within Historical and Descriptive Data, Historic American Landscapes Survey, National Park Service, U.S. Department of the Interior, from Prints and Photographs Division, Library of Congress (P&H) No. MN-29, September 2004, 3; Friedberg, M. Paul and Associates, "Peavey Park Plaza Plans," May 21, 1974; Slack, John, "Peavey Plaza Maintenance," May 24, 2004 and May 28, 2004.

² Ibid., 4.

³ Ibid., 5.

⁴ Ibid., 1.

Peavey Plaza Timeline DRAFT

- 1979 Friedberg was retained by the Orchestra Association to prepare plans to extend the plaza to the northeast corner of the city block.
- 1980 Construction of the plaza extension was completed. C.S. McCrosson Contractors were the contractors of record.⁵
- 1982 Completion of the skating rink that was included in the original design of Peavey Plaza was finally constructed by the architectural firm of Griswold and Raum.⁶
- 1997 New pre-cast concrete module retaining walls were added adjacent to Twelfth Street. The city project replaced existing sloped lawn and planting areas adjacent to the accessible pedestrian ramp to the lower plaza. New plantings consisted of shrubs such as forsythia, barberry, and hosta plantings, none of which were included in the original Friedberg design.⁷
- 1998 New pre-cast concrete modular retaining wall was added adjacent to Nicollet Mall. The city project replaced sloped lawn and plantings areas similar to the sloped areas that exist along Twelfth Street.⁸
- The City of Minneapolis Public Works Department replaced existing square concrete pavers, which match the pavers found in much of the lower plaza, with new poured-concrete walks on portions of the upper and lower plaza. The original pavers were replaced with standard grey concrete. Wood planting edging was added to contain mulch and other materials to prevent washout and to reduce excessive storm water runoff.⁹
- 2004 Four Honeylocust trees were removed. The City of Minneapolis Parks and Forestry Department have been responsible for maintenance of the trees in the plaza since 1995. Yearly maintenance include fall pruning when necessary and tree removal. The city is not in favor of replacing trees on the upper plaza level and the city desires to remove the lights and wiring from the existing trees and new trees will not be planted with lights. The lights and wiring were included in the original Friedberg design.¹⁰
- The local landscape architecture community documented Peavey plaza for the Historic Landscapes Survey. Drawings were submitted to the Library of Congress in 2007.
- 2011 The city selected Minneapolis firm Osund Associates to rehabilitate the plaza. The design team included M. Paul Friedberg and Charles Birnbaum, a national authority on historic landscapes.
- The city approved the Phase I Concept Design for the plaza and authorized execution of the Phase 2 contract with Osund and Associates.¹¹
- 2012 Orchestra Hall was vacated temporarily for renovations.
- The presented plan reportedly ignored the historic design and the Minneapolis Heritage Preservation Commission (HPC) denied the application for demolition and called on the city to initiate a study to designate the plaza as a local landmark. The city appealed to the city council who overturned the HPC's

⁵ Ibid.

⁶ Ibid., 2.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

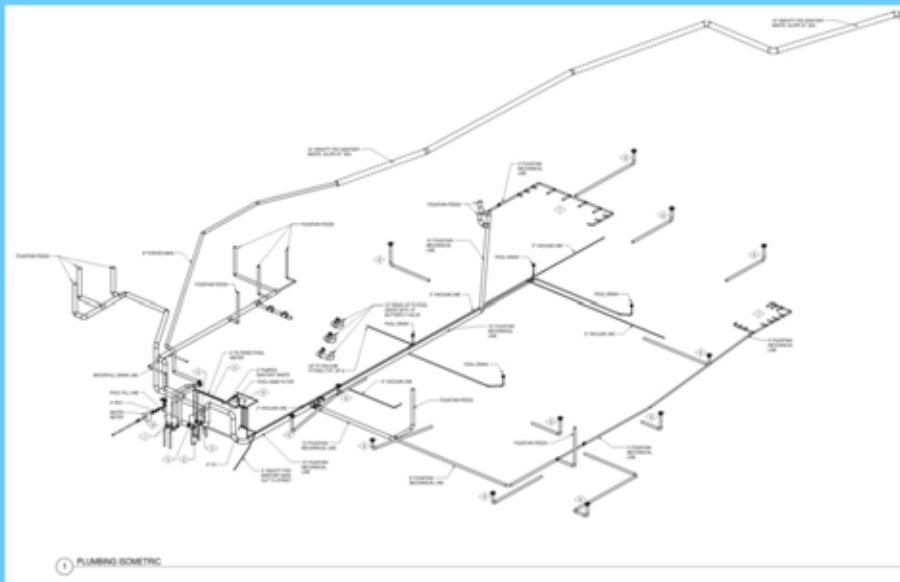
¹⁰ Ibid.

¹¹ "Peavey Plaza: Authorization to Approve Concept Design, Authorization to Execute Design and Consulting Agreements for Peavey Plaza," Request for City Council Committee Action from the Department of Community Planning & Economic Development (CPED), October 25, 2011.

- Preliminary list of Deficiencies
- Interviews and input progress

Review of February Update

- Plumbing Schematics



- Interview and input progress update
- Input highlights

Work In Progress

- Physical Testing
- Draft Report
- Ongoing Interview Schedule
- Interview input summary
- Preparation for Access Meeting

Physical Testing

- Scheduling/coordinating physical testing
 - Prep for pool/fountain flooding
 - Delegation of responsibilities
 - Logistics
 - Detailed schedule of testing onsite
 - Posted to website once confirmed

Draft Report – Table of Contents

- I. Executive Summary
 - II. Introduction – Overview/Methodology
 - III. Developmental History
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Draft Report – Features

IV. Description and Assessment of Features

Water Display

- Stainless Steel Canisters
- Upper/Main Fountain
- Cascading weir pool
- Cascading water stairs/falls
- Lower Fountain
- East Fountain
- Lower Pool
- Runnels
- Pool Freeboard
- Pool Reflection
- Pool Base Materials

Concrete Site Elements

- Concrete Stair Profile
- Concrete Amphitheater Stair Profile
- Board Formed Concrete Walls
- Pool Coping/Concrete Wall at Pool
- Concrete Curb
- Concrete Bridges
- Concrete Lilly Pads

Draft Report – Features

Site Furnishings

- Wood Seat Blocks 2'x2'
- Wood Seat Blocks 3'x3'
- Wood Bench – Wall Hung
- Concrete Bollards
- Cast in Place Concrete Trash Receptacles
- Steel Handrails Freestanding
- Steel Handrail Wall Mounted
- Banners
- Applied Identification Lettering
- Flagpoles
- Time Capsule

Site Paving

- Clay Tile Paving
- Exposed Aggregate Cast in Place Paving
- Exposed Aggregate Precast Pavers

Site Electrical – Lighting

- Hanging Tree Lights
- Banner Pole Lights
- Concrete Bollard Lights
- Fountain Lights
- Steel Bollard/Performance Lights

Planting:

- Turf Panels
- Shrub Plantings
- Tree Plantings

Draft Report – Appendices

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- I. xxx

Interviews and Input Scheduling

Complete

Park and Recreation – Dec 2, 2016

Minnesota Orchestral Association - Jan 5, 2016 & Feb 22, 2016

Preservation community – Feb 17, 2016

Downtown Council/DID – Jan 15, 2016

Green Minneapolis - Jan 20, 2016

Scheduled

Minneapolis Access Full Committee -

March 16, 5pm City Hall Room 132

Pending

Community Planning & Economic Development

Construction Code Services

Neighborhood Group

Charles Brinbaum

MP Friedberg & Associates

Input Highlights – Public Works

Public Works - Responsible for ongoing overall maintenance of site. Currently does not include fountains.

- Roof of mechanical room leaks.
- Existing electrical conduits are 'full' and more power is drawn than supplied for fountain function.
- Fountain pumps currently are not functioning.
- Pool leaks, or perhaps pipes – location of leak is unknown.
- Sump pumps are only method of discharge and discharge to sanitary.
- When fountain is or was shut off at night the upper pools drain down due to lack of check valves.
- Current ramp is on Orchestra Hall's property.

Input Highlights – Minnesota Orchestral Association

Minnesota Orchestral Association shares the physical city block with the plaza and uses plaza for events.

- Have used Peavey Plaza as extension of their performance and service platform including outside rental events. Would like to continue in the future – they currently lack connectivity with configuration of new terrace and within reason are open to possible alterations to improve flow.
- A great place especially when fountains are working and space is well maintained.
- Appropriate scheduling of space is vital
- Main entrance currently feels unwelcoming.
- Shade and trees are positive elements in space.
- Usable seating would be a good addition to space.
- Flexibility is important for overall success of space. Utilizing all areas of site for programming should be explored including plinths as performance space.
- Access/use of space year round is appealing. Access into pool level can be a hurdle for use of site.
- Electrical sizing and availability are major hurdle for use of the site.
- Functional requirements for maneuvering service and other equipment into space needs better thought.
- Accommodation of food trucks adjacent to site may want to be considered. Permanent food facility would have difficulties being successful.

Input Highlights – Downtown Council/DID

DTC has provided programming for site for past 25 years.

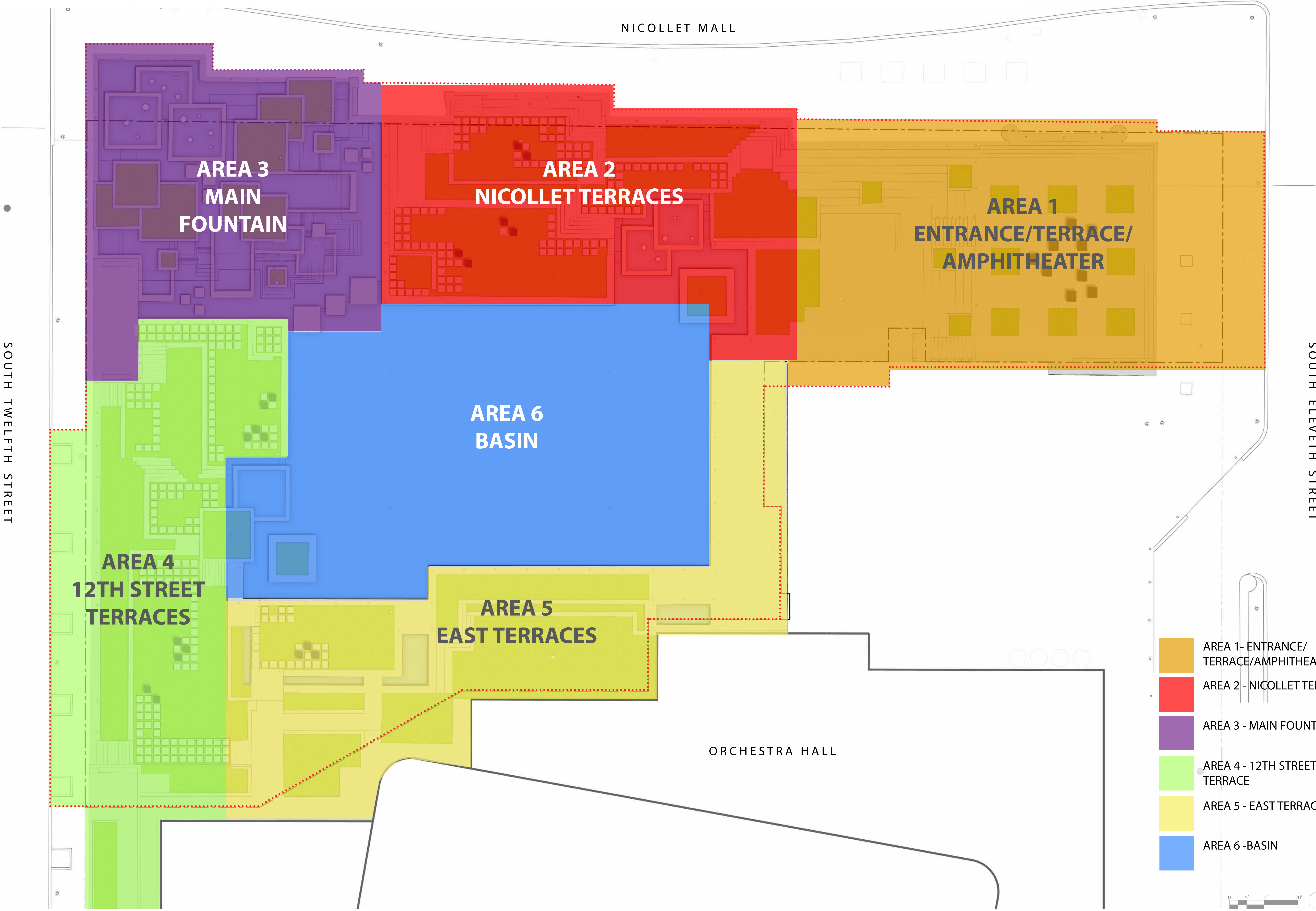
- DID attempts annual “greening” but overall vegetation issues are greater than adding touching the site once each spring
- Use of plaza does require a no fee permit issued by city – permit is for use of space. Water and power is not included. Other permits may be required dependent on use.
- Light levels are an issue with some shadowy areas that create an unsafe perception and maintenance of lights is an ongoing issue.
- Power needs for site often need to be supplemented from Nicollet or by generators.
- Entrance into plaza is not clearly defined.
- Pool is an important feature. Fountains alone are not enough of a draw for people. Pool currently floods and there is no way to drain because sump has failed.
- Food service onsite is desired.
- Public restroom facilities are desired.
- Access is an issue for both users and vendors.
- Perceived as a “grungy - concrete jungle”, “not green enough”.
- Operating vision needs to be solidified.

Input Highlights – Greening Downtown Minneapolis

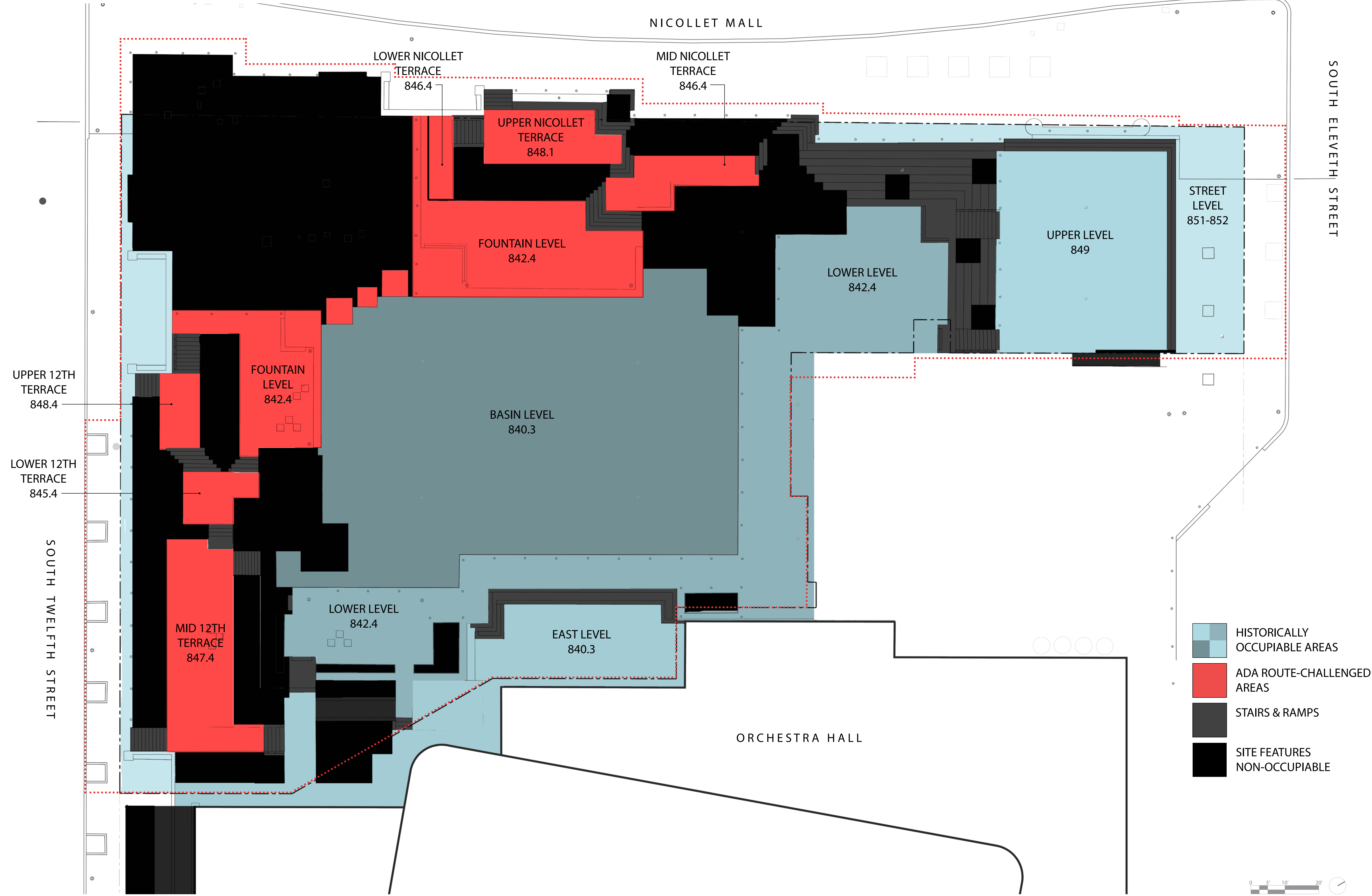
Greening Downtown Minneapolis (GDM) was established under a public-privacy conservancy model to oversee unique downtown parks. No formal agreement is in place for Peavey Plaza.

- GDM has developed preliminary budget numbers for programming, security and maintenance of Peavey Plaza.
- Suggested Bryant Park Corp and renovation as a key precedent for future approach for Peavey Plaza.
- Stated three fundamental elements for long term success:
 - Permanent bathrooms
 - Restaurant or permanent food concessions structure with liquor
 - Large flexible space for programming
- Corner of 11th and Nicollet ideal location for bathrooms and food
- Peavey must be known and expected entity for activity every day of year which should include increased focus on performance but should include a full range of programming from book clubs to fitness.
- Modify size of pool to create larger, flat flexible space. Creating a main focal point for activity within the plaza.

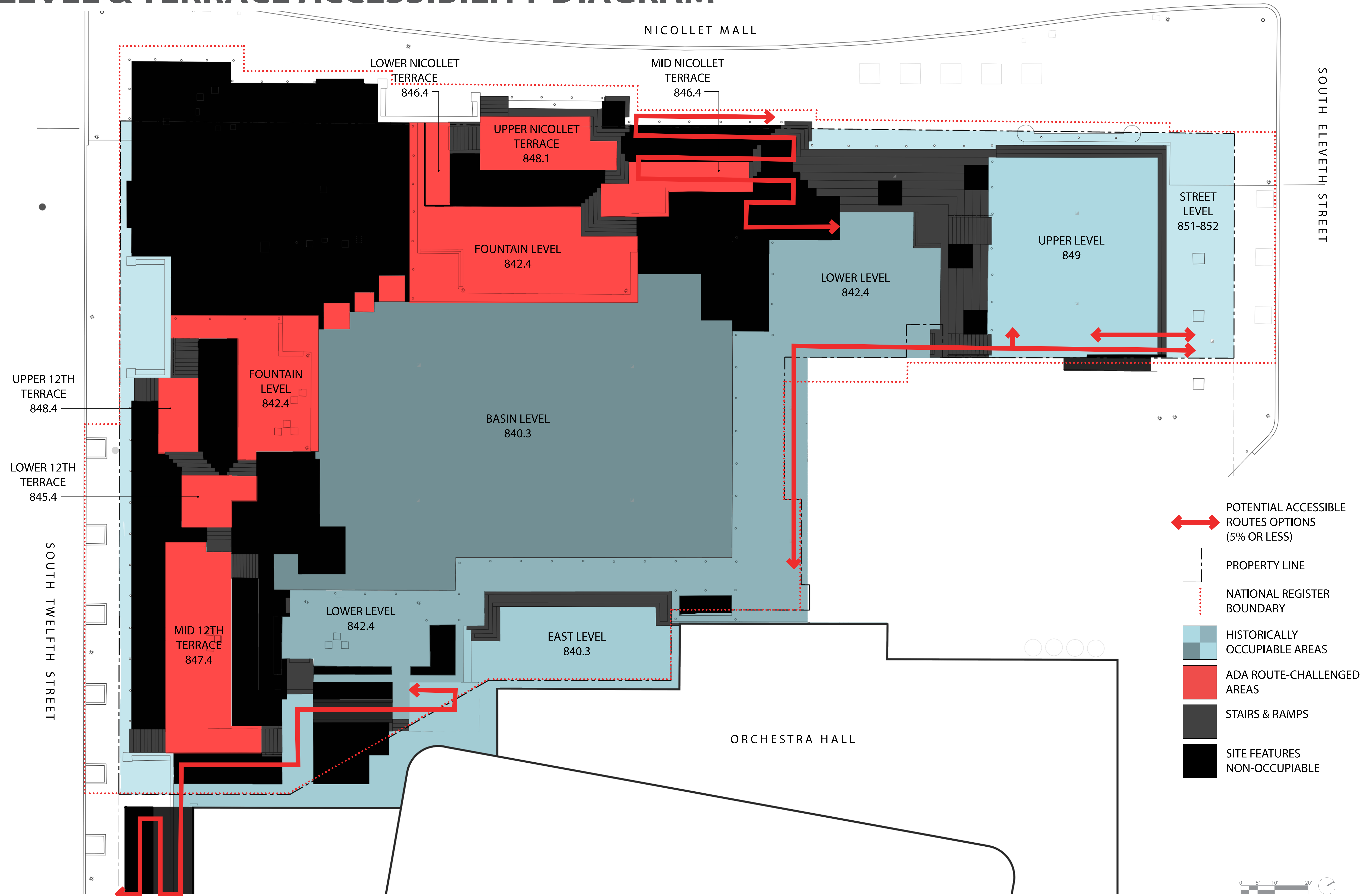
PLAZA DISTRICTS



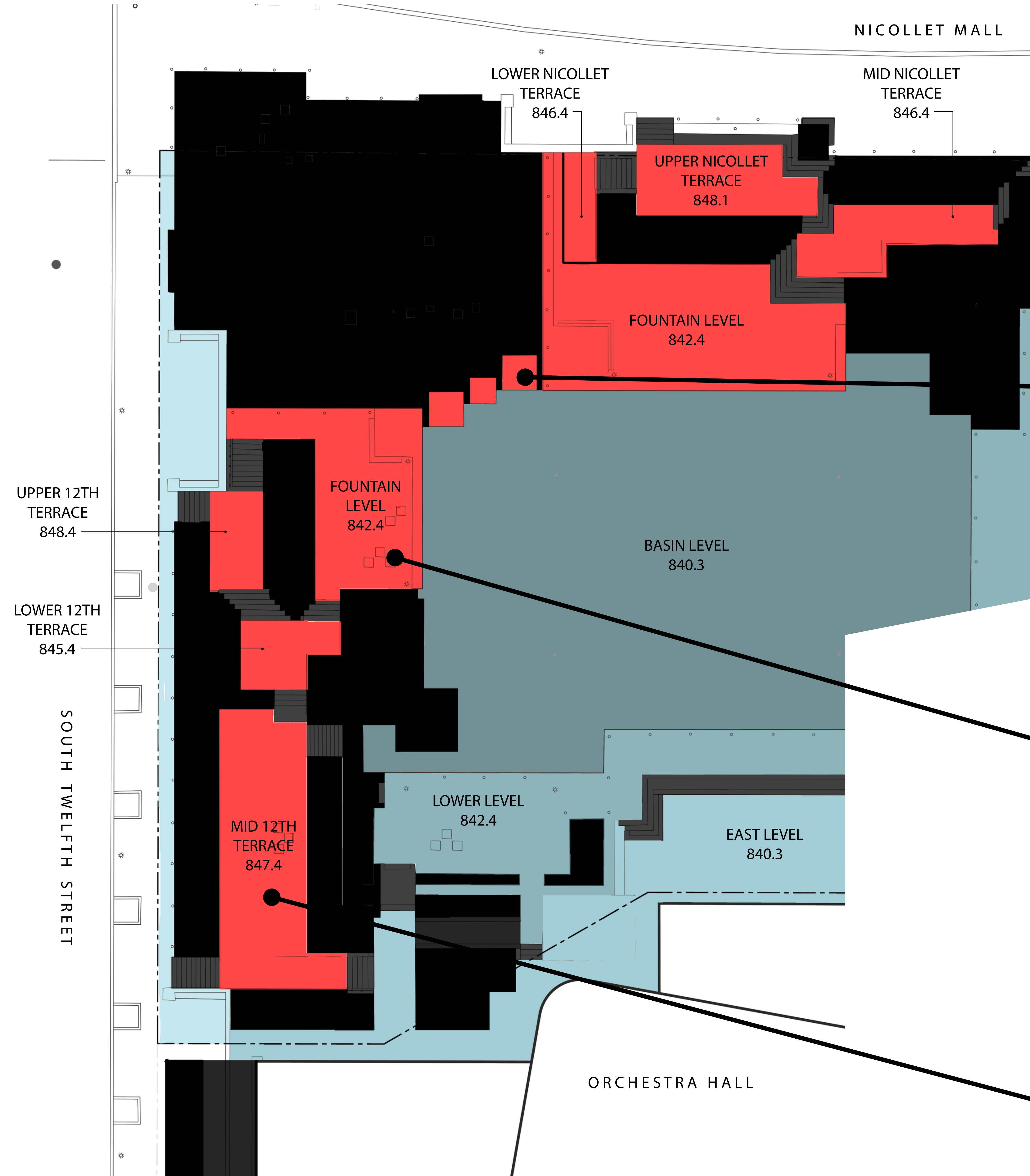
LEVEL & TERRACE ACCESSIBILITY DIAGRAM



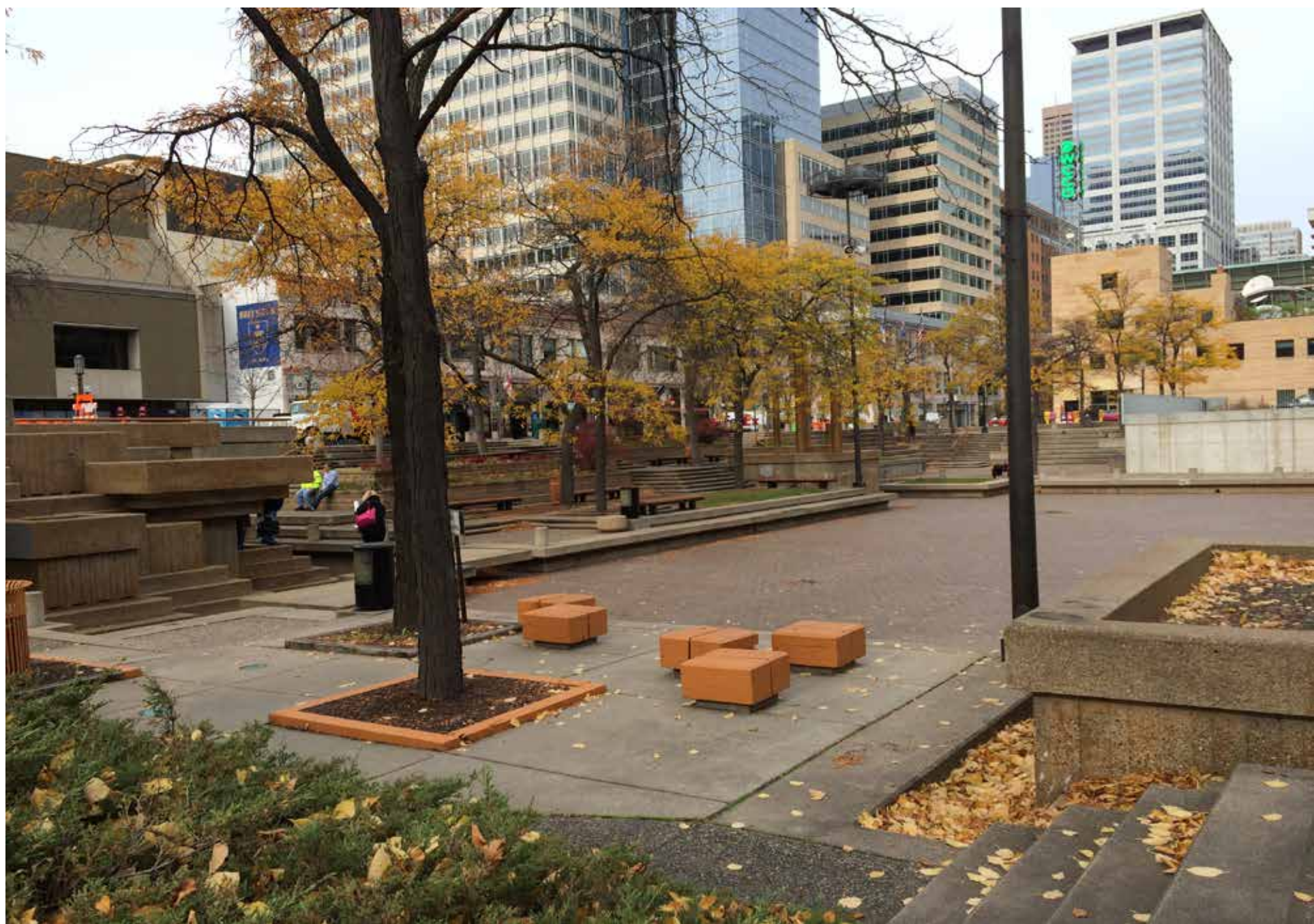
LEVEL & TERRACE ACCESSIBILITY DIAGRAM



ADA ROUTE-CHALLENGED AREAS



CONCRETE LILYPADS



FOUNTAIN LEVEL



MID 12TH TERRACE

- HISTORICALLY OCCUPIABLE AREAS
- ADA ROUTE-CHALLENGED AREAS
- STAIRS & RAMPS
- SITE FEATURES NON-OCCUPIABLE



2016 ACCESSIBLE ROUTE OPTION 'A' AT AREA 1



IMAGE 'A' - LOOKING EAST TOWARDS ORCHESTRA HALL

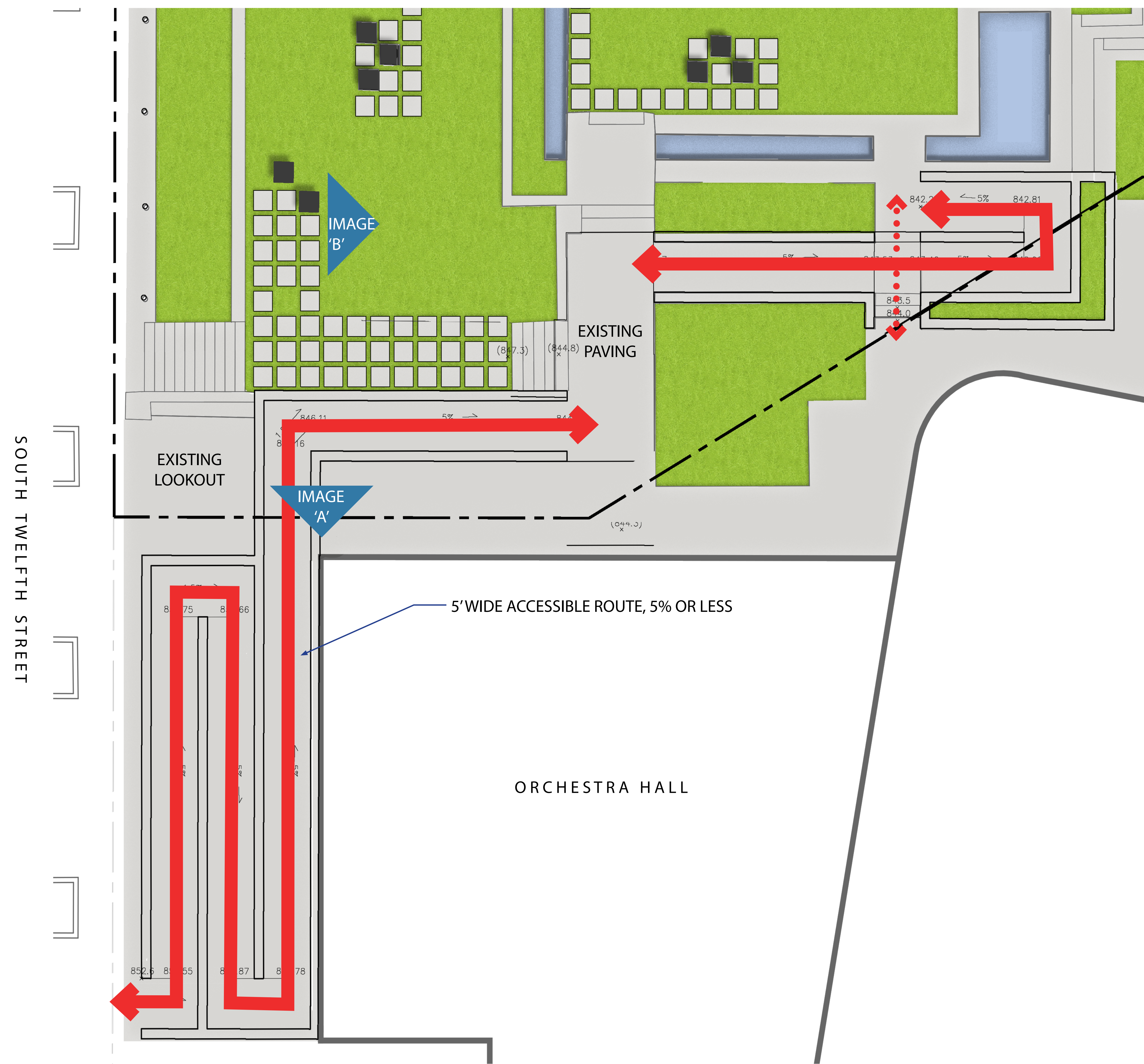


IMAGE 'B' - LOOKING NORTH TOWARDS ORCHESTRA HALL



* NOTE: AN ACCESSIBLE ROUTE IS A PATHWAY THAT TRANSITIONS AT (OR LESS THAN) 5%. ANY PATHWAY WITH A SLOPE GREATER THAN 5% IS CONSIDERED A RAMP. EXTERIOR RAMPS ARE CURRENTLY NOT ALLOWED IN THE STATE OF MINNESOTA.

2016 ACCESSIBLE ROUTE OPTION 'B' AT AREA 4



* NOTE: AN ACCESSIBLE ROUTE IS A PATHWAY THAT TRANSITIONS AT (OR LESS THAN) 5%. ANY PATHWAY WITH A SLOPE GREATER THAN 5% IS CONSIDERED A RAMP. EXTERIOR RAMPS ARE CURRENTLY NOT ALLOWED IN THE STATE OF MINNESOTA.



IMAGE 'A' - LOOKING EAST AT EXISTING RAMP

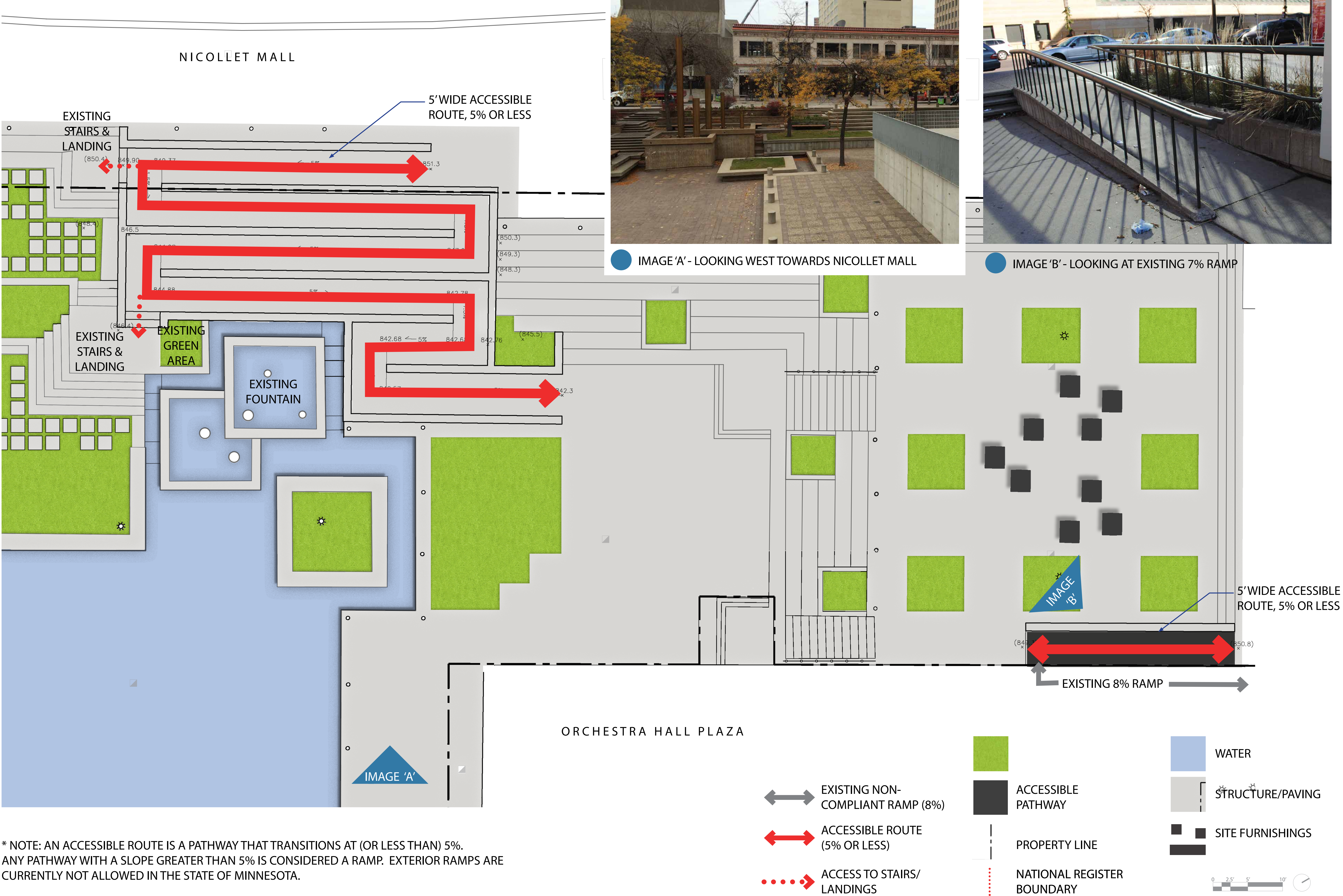


IMAGE 'B' - LOOKING NORTH AT EXISTING RAMP

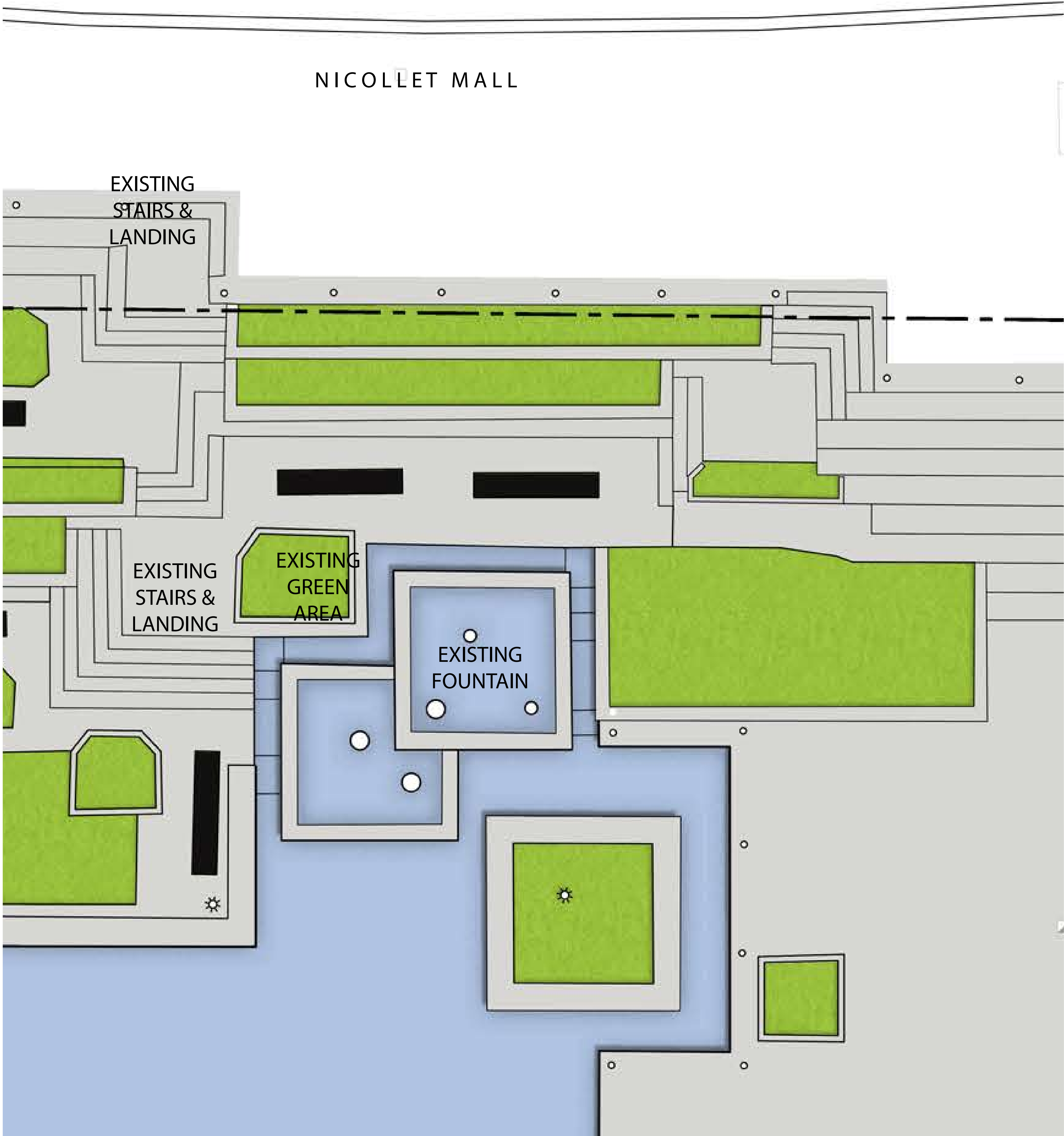
- ACCESSIBLE ROUTE (5% OR LESS)
- ACCESS TO STAIRS/ LANDINGS
- ACCESSIBLE PATHWAY
- PROPERTY LINE
- GREEN PERVIOUS
- WATER
- STRUCTURE/PAVING
- SITE FURNISHINGS

0 2.5' 5' 10'

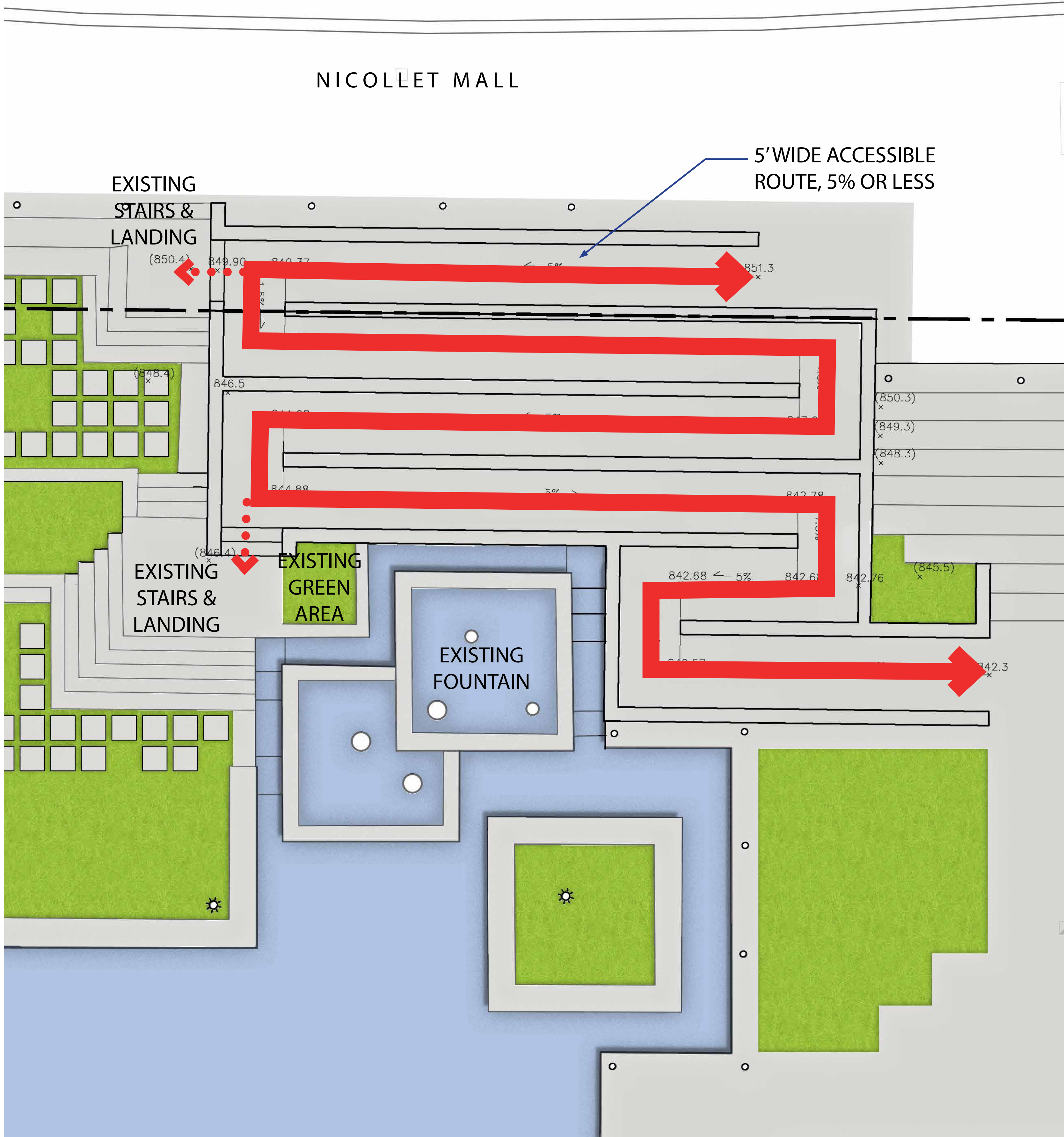
2016 ACCESSIBLE ROUTE OPTION 'C' AT NICOLLET AMPHITHEATRE, AREAS 1 & 2



ACCESSIBLE ROUTE OPTION 'C' SITE IMPACT



EXISTING CONDITIONS

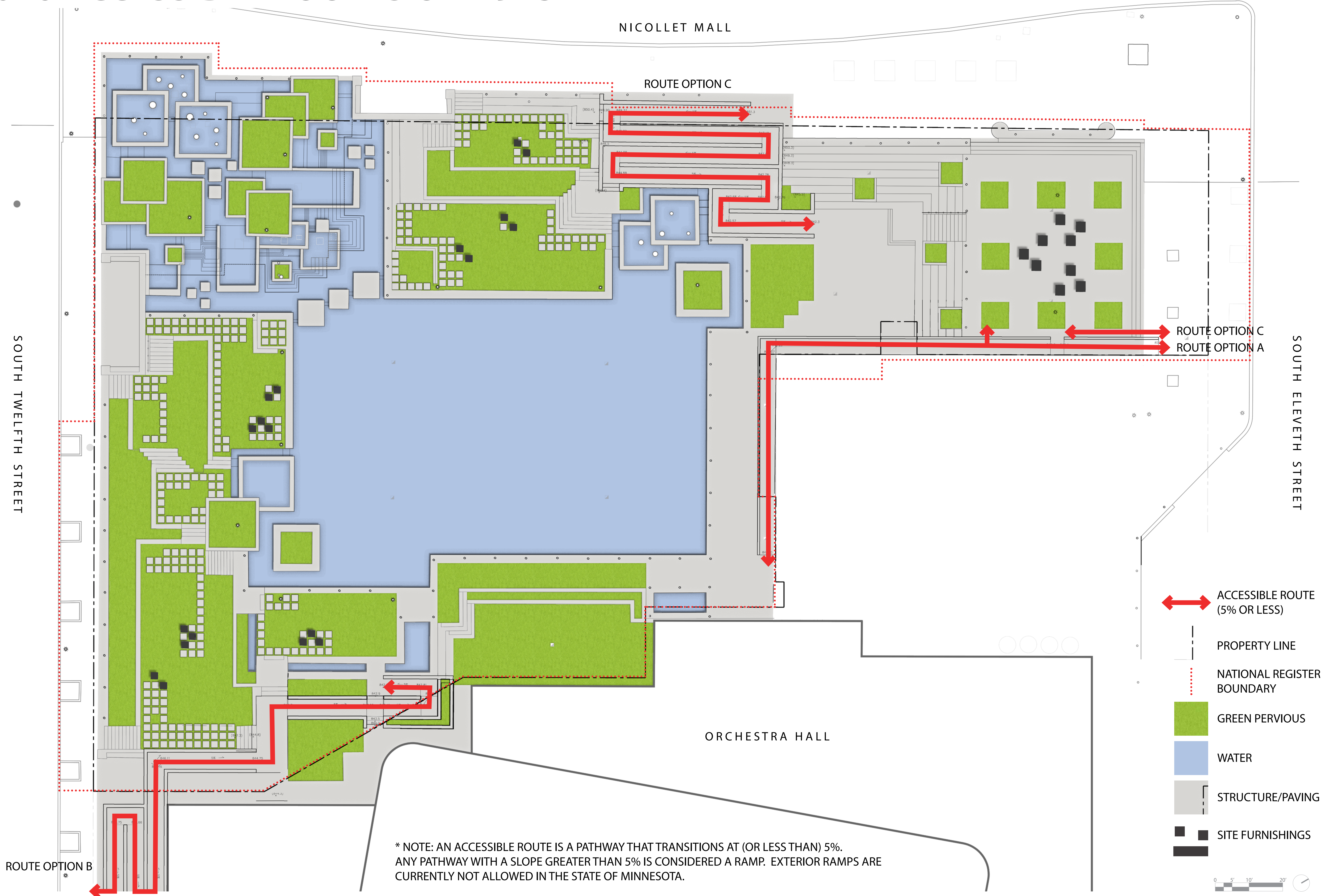


PROPOSED ACCESSIBLE ROUTE MODIFICATIONS

* NOTE: AN ACCESSIBLE ROUTE IS A PATHWAY THAT TRANSITIONS AT (OR LESS THAN) 5%. ANY PATHWAY WITH A SLOPE GREATER THAN 5% IS CONSIDERED A RAMP. EXTERIOR RAMPS ARE CURRENTLY NOT ALLOWED IN THE STATE OF MINNESOTA.



2016 ACCESSIBLE ROUTES ON 1975 PLAN



Community Input

Are there any concerns or ideas regarding:

- Process
- Future use
- Modifications to space
- Report content

April Update

- Overall update on progress
- Status of interviews and input
- Testing Results
- Initial Review of Draft Report